

CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND RELATED CEQA FINDINGS, and PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to an appeal for the property located at 6007 West Sunset Boulevard (6001 - 6023 West Sunset Boulevard; 1503 - 1517 North Gordon Street; and 1506 - 1512 North La Baig Avenue).

Recommendations for Council action:

1. DETERMINE, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1 there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. ADOPT the FINDINGS of the Department of City Planning (DCP) as the Findings of Council.
3. RESOLVE TO DENY the APPEAL filed by Emerson College (Los Angeles) (Representative: Paola M. Ferrer, Emerson College), and THEREBY SUSTAIN the determination of the DCP in approving a Modification of Entitlements to modify Conditions of Approval Nos. 1 and 7.e; for the construction, use and maintenance of a new seven-story, 102,224 square-foot mixed-use building with 109 dwelling units (including 14 units – 15% of the base density set aside for Very Low Income Households), and 14,657 square feet of ground floor commercial space with a proposed building height of 86 feet and a total of 196 automobile parking spaces within one subterranean and three above ground level of parking and a total of 148 bicycle spaces; for the property located at 6007 West Sunset Boulevard (6001 - 6023 West Sunset Boulevard; 1503 - 1517 North Gordon Street; and 1506 - 1512 North La Baig Avenue), subject to Conditions of Approval.

Applicant: 6007 Sunset (LA) OZ, LLC

Representative: Chris Manasserian, Gonzales Law Group, APC

Case No. CPC-2021-1557-DB-SPR-HCA-M1-1A

Environmental No. ENV-2026-2496-CE

Related Case Nos. CPC-2021-1557-DB-SPR-HCA-M1; CPC-2021-1557-DB-SPR-HCA

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted

TIME LIMIT FILE – OCTOBER 24, 2026

(LAST DAY FOR COUNCIL ACTION – OCTOBER 23, 2026)

Summary:

At a regular meeting held on October 13, 2026, the PLUM Committee considered a report from the DCP relative to an appeal for the property located at 6007 West Sunset Boulevard (6001 - 6023 West Sunset Boulevard; 1503 - 1517 North Gordon Street; and 1506 - 1512 North La Baig Avenue). DCP staff provided an overview of the matter. A representative from Council District 13 provided comments in support of denying the appeal. After an opportunity for public comment, and a presentation from the Appellant and Applicant Representatives, the Committee recommended to deny the appeal and sustain the DCP's determination in approving a Modification of Entitlements to modify Conditions of Approval Nos. 1 and 7.e; adopt the Findings, and the Conditions of Approval. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
RAMAN:	ABSENT
JURADO:	YES
LEE:	YES
NAZARIAN:	YES

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-NOT OFFICIAL UNTIL COUNCIL ACTS-